


MEMORANDUM

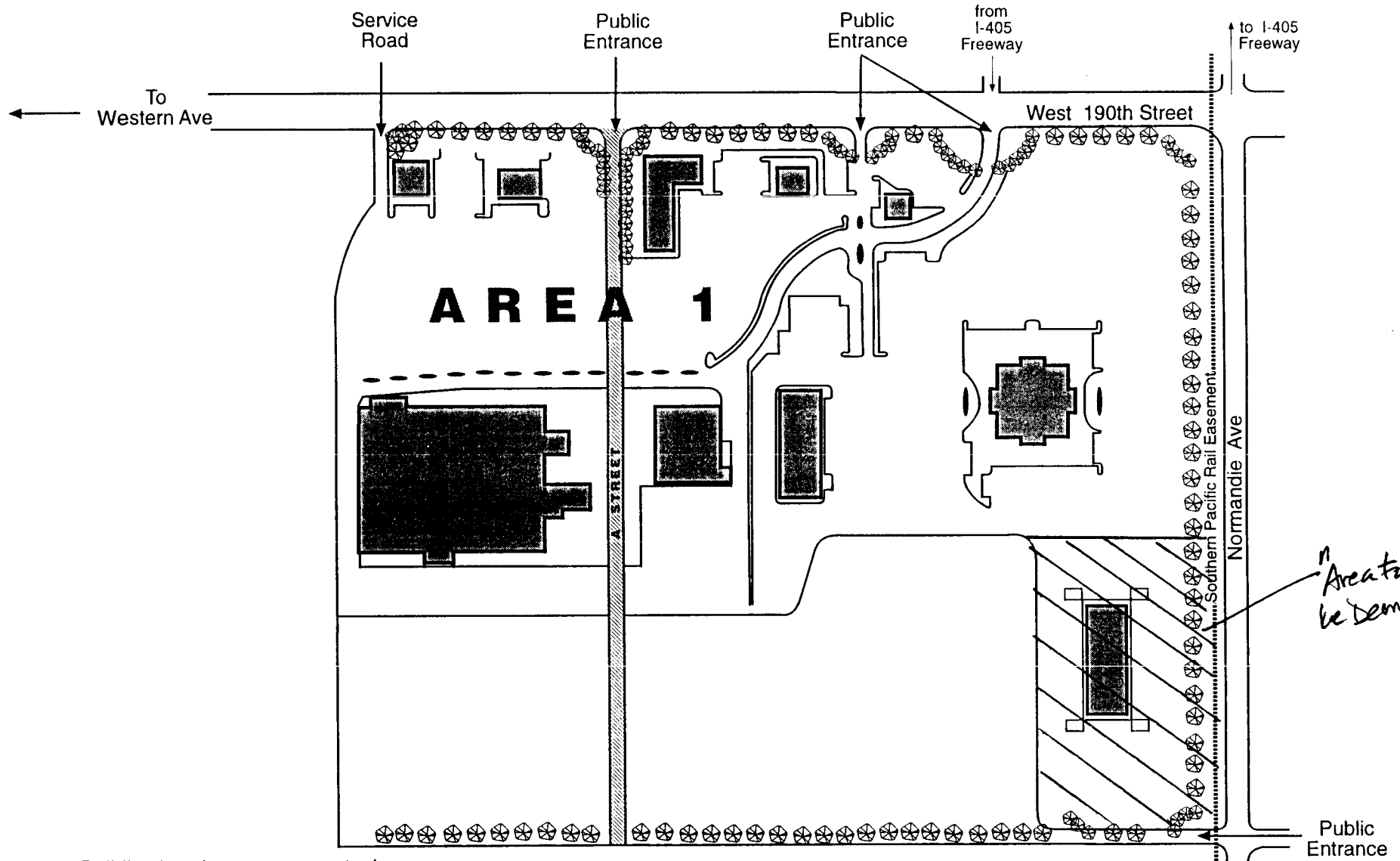
TO: STEVE BISSET, DAC/FACILITIES
FROM: TOM OVERTURF, MDRC/DEVELOPMENT
DATE: MAY 7, 1997
SUBJECT: PHASE 1A/TORRANCE



1. Please consider this our Formal Request to implement the planned DAC move-out, demolition and remediation of the site located north of the DAC Loading Area at Building 66 up to the current fence line east of Building 41 and between Building 1 and the east property line along Normandie. As you'll recall we've previously provided similar requests on March 19 and April 7 with plans and proposed schedules.
2. Site area for demolition/remediation is approximately 475' x 365' or 173,000 S.F. or 4 acres with approximately 320' x 527' ultimately to make available to our Buyer (Vestar) and their tenant AutoNation (with the exception of a 120' deep loading area encroachment per your April 14 memorandum).
3. Attached plans, demolition agenda, summary of work, disposition matrix, task area and cost estimates (MDRC & DAC) and our proposed schedule.
4. The timing is extremely critical to allow time for finalizing plans, and replacement facilities, moving, demolition, remediation, and site preparation for a scheduled year-end Close of Escrow for the \$17,000,000 sale. AutoNation plans to be in operation by September 1998 with the retail stores to open by December 1998.

TAO:kk S:\Devmnt\Kistler\Tom\OKKTO1938.doc

Attachment



Note: Building locations are conceptual and subject to revision prior to finalization of the site plan.

**Planning
Consultants
Research**



**Figure 7
Conceptual Area 1-
Site Plan**

TORRANCE PHASE 1A DEMOLITION
MEETING AGENDA MAY 7, 1997

Demolition drawings:

1. Natural gas relocation and resizing of service (8" vs. ?").
2. Sanitary sewer to remain - need easement.
3. Monitoring wells to remain - need easement.
4. Domestic/fire water service to remain - need easement.
5. Identify depth of pits (where known).

Contract specifications:

1. Review attached summary of work.
2. Review exhibits, ie.
 - Asbestos removal docs.
 - Remediation of contaminated soil.
 - Rules and regulations for working on site.
 - Etc.
3. Review list of bidders:
 - CST
 - NASDI
 - _____
 - _____

Schedule:

1. Bid documents-----May 13, 1997
2. Job walk-----May 14, 1997
3. Bids due-----May 28, 1997
4. Contract award-----June 02, 1997
5. Demolition start-----June 09, 1997

TOR97016 

DRAFT

SUMMARY OF WORK
SECTION 2.01 - A

1. Demolition, removal and alterations as shown on the drawings including the following:
 - a. Remove environmentally hazardous materials and unsanitary conditions.
 - b. Remove all structures, equipment and materials, such as abandoned piping, conduit and wiring down to 4'-0" below grade or as described below:
 - Remove all abandoned transite water piping.
 - Remove entire smoke stack foundation.
 - Remove Chemical Etch concrete pits (approx. depth 8').
 - Remove concrete pits (2) in B/40 (approx. depth 8').
 - Existing sanitary sewer to remain in place (protect).
 - All water monitoring wells to remain in place (protect).
 - Relocate existing 8" natural gas line as shown on plans.
 - c. Import of clean fill dirt as required to maintain grade and compact to 90%.
2. Patch. Repair and refinish existing items to remain, to the specified condition for each material.
3. Temporary shoring and bracing of structures as required by OSHA.
4. Barricades and protection of personnel and premises.
5. Removal and storage of reusable equipment and material.
 - Emergency diesel generator - from B/41 to B/2.
 - Structural steel canopy - B/45
6. Disposal of surplus material debris.
7. Noise and dust abatement (water truck).
8. Remove all asphalt and concrete from site.
9. Remove B/1 canopy and provide watertight exterior wall.
10. Entrance to the site will be from Denker Street.

11. Security will not be required after demising fence segregating Phase 1A demolition area from the on-going Torrance operations has been installed.
12. All PCB transformers within Phase 1A area are to be disposed of by the contractor.
13. Rinstatement from the pits is to be disposed of by the contractor.
14. All equipment and material left within the Phase 1A area will be salvaged by the contractor and applied against the demolition costs.
15. A water connection point for dust control is provided at the existing back-flow preventer located at the Northeast corner of the property.

TOR97014

A handwritten signature in black ink, appearing to be a stylized 'A' or similar character, located to the right of the text 'TOR97014'.

MDRC PHASE 1 PROPOSAL-DISPOSITION MATRIX WORKSHEET

DATE: 04/22/97

AREAS AFFECTED	IMPACT / DISPOSITION	REQUIRED ACTION	ASSIGNED	ECD
Hazardous Materials Disposal Yard	Relocate to other C6 area, (south parking lot, box city, maintenance triangle storage area)	- Hazardous Materials Yard Relocation - Update from Tomko on action	R. Tomko R. Ekman	TBD 04/22/97
Provide Master Schedule	To determine relocation activities	- Provide master schedule	G. Powley	04/22/97
Building 41 DAD&SC Parts Storage	DAD&SC	- DAD&SC to remove all items	J. Brooks	TBD
Building 41 Plant-wide Air Supply	Relocation of air supply required	- MDRC to have walk thru with their Engineer & P. Emory	G. Powley	04/22/97
Building 40 Maintenance Stockroom	Relocate to 2-UU-31 On Hold per MDRC	- Area selected 2-UU-31 - MDRC might have layout change	S. Chandler J. Marasco	On Hold 04/22/97
PRC Refrigerator & Freezer Req.	Relocate devices to PRC area	- Provide requirements to MDRC - Replace/relocate refer & freezer	G. Hill MDRC	Completed TBD
Outside Commercial Tool Storage	Relocation of small outside stored tools	- Building 29 slab selected - Site preparation plan	D. Frazier G. Powley	Completed 04/22/97
Building 21 Bottle House	Relocation not required	- Find area for minor items	P. Emory	06/12/97
Building 66-1 Transportation Dispatch Office	Relocate W. Paulson	- Relocate to MD-95 office - Estimate for office completion	S. Chandler J. Marasco	TBD 04/22/97
Steam Slab	Relocation not required	- Remove DAC property - Drain system - Relocate equipment to C1	S. Chandler S. Chandler S. Chandler	06/12/97 06/12/97 06/12/97
Hyde Waste Water Treatment Syst	Relocation to be determined	- RAE to contact C1 with last chance	R. Ekman	04/22/97
Auxillary Fire System	Relocation/replacement of aux. fire system	MDRC to determine disposition	MDRC	TBD

file:revmatrix.wb1 P. Emory 04/16/97

TORRANCE - PHASE 1A
DEMOLITION AND RELOCATION

AREA	MDRC ROM	COMP	DAC ROM
Emergency fire protection system:			
• Design and permits	\$ 7,500	May 30, 97	
• Clear area	1,000	May 30, 97	
• Construction	255,000	June 26, 97	
• Test and acceptance	<u>2,500</u>	June 30, 97	
Sub	\$266,000		\$360,000
Compressed air system:			
• Design	\$ 5,000	May 20, 97	
• Bid/construction	<u>30,000</u>	June 06, 97	
Sub	\$ 35,000		(incl. in B/41)
HazMat disposal yard:			
• Design	750	May 16, 97	
• Bid/construction	3,400	May 23, 97	
• Relocation	<u>2,500</u>	May 30, 97	
Sub	\$ 6,650		\$8,140
PRC refrigerator/freezer (6X12'):			
• Procurement	\$ 23,000	May 23, 97	
• Installation	5,000	May 30, 97	
• Relocation	<u>200</u>	May 30, 97	
Sub	\$ 28,200		(incl. in B/40)
Maintenance stockroom B/40:			
• Relocation	Sub	\$ 1,500	May 22, 97 \$40,000
Boiler building B/41:			
• Emergency diesel generator	\$ 3,300	June 13, 97	
• Relocation	<u>500</u>	May 23, 97	
Sub	\$ 3,800		\$140,000
Commercial tooling:			
• Level B/29 pad	\$ 13,000	May 02, 97	
• Fence installation	1,000	May 07, 97	
• Relocation	<u>5,000</u>	May 29, 97	
Sub	\$ 19,000		\$36,000

Bottle house B/21:

• Relocation	Sub	\$ 250	May 16, 97	(misc.)
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Transportation office B/66A:

• Electrical		\$ 1,000	May 16, 97	
• Relocation		<u>500</u>	May 16, 97	
	Sub	\$ 1,500		\$7,700

Steam slab:

• Relocation	Sub	\$ 250	May 16, 97	(misc.)
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Hyde Waste treatment:

• Relocation	Sub	\$ <u>500</u>	May 23, 97	(misc.)
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			Misc. = \$13,000	
Total	\$ 362,650		\$605,840	

The above MDRC ROM costs do not include any costs for DAC's in-house prep, rearrangements and computer/telephone efforts.

TOR97015

